



**TOWN OF LOS GATOS
HOUSING ELEMENT ADVISORY
BOARD REPORT**

MEETING DATE: 06/16/2021

ITEM NO: 2

**DRAFT MINUTES OF THE HOUSING ELEMENT ADVISORY BOARD
MAY 19, 2022**

The Housing Element Advisory Board of the Town of Los Gatos conducted a Regular Meeting on May 19, 2022, at 7:00 p.m., via teleconference.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting was not physically open to the public and the Advisory Board Members were teleconferencing from remote locations. Members of the public were able to participate in the meeting by joining the Zoom webinar (log in information provided below).

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen; Vice Chair Kathryn Janoff; Council Member Maria Ristow; Council Member Marico Sayoc; Board Member Susan Burnett; Board Member Randi Chen; Board Member Joseph Mannina; Board Member Adam Mayer; Board Member Rob Moore; Board Member Steven Piasecki; Board Member Ryan Rosenberg; and Commissioner Emily Thomas.

Absent: Board Member Todd Jarvis.

Staff present: Erin Walters; Jocelyn Shoopman; Jennifer Armer; and Joel Paulson.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

None.

DISCUSSION ITEMS

1. Review and Discussion of the Housing Element Site Inventory
Presentation by Erin Walters.

MINUTES OF HOUSING ELEMENT ADVISORY BOARD MEETING OF MAY 19, 2022

Housing Element Advisory Board (HEAB) member's comments and questions:

- How should the HEAB treat the Desk Item Report which provided a letter regarding the North Forty site;
- Is a change to the density of the North Forty Specific Plan proposed;
- Does the Department of Housing and Community Development (HCD) differentiate between very low- and extremely low-incomes;
- What information is asked of property owners in the Property Owner Interest Form and can a site be included in the Draft Site Inventory if the property has not submitted a Property Owner Interest Form to the Town;
- Is the HEAB able to count projects submitted to the Town under Senate Bill 9;
- If the Draft Site Inventory does not fulfill the required units assigned to each income category, will HCD reject the document;
- What sites within the Tier 2 site list would staff recommend including in the Tier 1 site list;
- The Town should reach out to property owners in the Tier 1 site list and property owners in the pink color in the Tier 2 site list who have not submitted a Property Owner Interest Form; and
- The Chamber is also reaching out to property owners on Los Gatos Boulevard.

Opened Public Comment.

Lee Fagot

- Applaud the work of the Committee. If the California Department of Transportation (Cal Trans) property were to be redeveloped, who would take credits for the housing units, the Town or Cal Trans? Concerned about higher density and increased heights which would change the character of existing neighborhoods.

Don Capobres

- It is important to be realistic about feasibility due to the no net loss rule. Based on unprecedented times in the construction, steel and concrete is difficult to make feasible in Los Gatos. A mixed-use program seems to be the best fit for the North Forty Phase II. Mixed-uses are being explored for the North Phase II based on community outreach and feedback. The letter that was submitted was intended to provide a realistic expectation of what could be developed on the property owned by Grosvenor. Again, we hope this changes in the future and construction costs allow for higher density housing.

Closed Public Comment.

MOTION: **Motion by Committee Member Rosenberg** to recommend acceptance of the Draft Site Inventory as proposed with modifications to reduce the number of housing units in the North Forty, add the site located at 206 Knowles Drive, and add the California Department of Transportation right-of-way land off of Oka Road. **Seconded by Board Member Moore.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

None.

ADJOURNMENT

The meeting adjourned at 8:53 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
May 19, 2022, meeting.

/s/Joel Paulson, Director of Community Development